

JERSEY CITY ZONING BOARD OF ADJUSTMENT

PUBLIC NOTICE

In accordance with N.J.S.A 10:4-12, the “Open Public Meetings Act,” be advised the following items will be heard at a regular meeting of the Jersey City Zoning Board, scheduled for Thursday, January 9, 2025 at 6:30 pm in the Boardroom at the Holloway Building, City Hall Annex, 4 Jackson Square, Jersey City, NJ 07305. The building is also known as 39 Kearney Avenue, Jersey City, NJ 07305.

ADVISORIES

No new matter involving an applicant will be started after 10PM. At 9PM the Board Chair will decide and advise applicants whether they will be heard. If an applicant cannot be heard because of the lateness of the hour, the matter will be carried over to the next regularly scheduled meeting with preservation of notice.

The Board Chair may change the order in which the agenda items are called.

Any questions can be directed to the City Planning main line during business hours at 201-547-5010 or via email at cityplanning@jcnj.org. Staff will not be available by phone or in the office during the virtual meeting. You can find more information available at jerseycitynj.gov/planning.

ACCESS DIGITAL PLANS AND APPLICATION MATERIALS

To access and download digital plans, agendas have hyperlinks to where you can find digital plans, reports and other materials for all applications to be presented. Within the agenda, click on a link for the case you wish to review. See links below. Alternatively, you can search by address or case number to review digital plans at the [Jersey City Data Portal](#) or the [Jersey City Licensing and Permitting Portal](#).

AGENDA

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Discussion of annual Zoning Board reorganization
7. Adjournments
8. **Old Business**
 - a. Case: [Z20-043](#)
For: Preliminary & Final Major Site Plan with ‘c’ and ‘d’ variances
Address: 201 Newark Ave
Applicant: 201 Newark Ave Property, LLC
Attorney: Charles J. Harrington III, Esq.
Review Planner: Francisco Espinoza
Block: 12702 Lot: 5
Ward: E
Zone: NC-1 (Neighborhood Commercial 1)
'd' Variance: Use, Height
'c' Variance: Min. Rear Yard, Max. Building Height (Stories), Min. Number of Loading Berths, Max. Signage Area (Ground floor), Illuminated Signs (Internally illuminated)
Description: Applicant proposes to convert the existing Historic Bank, previously used as a Capital One branch, into the Albion Hotel: A 9-Story, 72 room hotel with restaurant and 36 parking spaces.

CARRIED FROM THE DECEMBER 12 REGULAR MEETING WITH TESTIMONY AND PRESERVATION OF NOTICE

9. New Business

10. Case: [Z2024-0058](#)

For: Administrative Amendment

Address: 78 Storms Ave

Applicant: Wonderful 78 Storm, LLC

Attorney: Gerard D. Pizzillo, Esq.

Review Planner: Francisco Espinoza

Block: 15201 Lot: 24

Ward: B

Zone: R-1

Description: The applicant is seeking an amendment to the Preliminary & Final Major Site Plan approval with variances granted under case #Z18-101 and extended by Z21-043 & Z23-009.

11. Case: [Z2024-0059](#)

For: Extension

Address: 97 Clifton Pl.

Applicant: Nadeem Akhtar

Attorney: Eugene P O'Connell, Esq.

Review Planner: Francisco Espinoza

Block: 15302 Lot: 31

Ward: B

Zone: R-1

Description: Applicant is requesting an extension for the prior approval under case #Z21-049.

12. Case: [Z2023-0019](#)

For: Site Plan Amendment

Address: 136 Delaware Ave

Attorney: Charles J. Harrington III, Esq.

Review Planner: Tanya Marione, AICP, PP

Block: 16203 Lot: 1.01

Ward B

Zone: R-1

Description: Amended Final Site Plan approval for previously-approved Phase II, a 5- story residential building with 54 dwelling units, to allow ground level parking (instead of ground and lower-level) with a total of 52 spaces (instead of 85), of which 16 spaces are for Phase I (as previously approved) and 10 are shared spaces with St. Aloysius Church (instead of 25 dedicated spaces).

CARRIED FROM THE DECEMBER 12 REGULAR MEETING WITH PRESERVATION OF NOTICE

13. Case: [Z22-078](#)

For: Preliminary & Final Major Site Plan with 'c' and 'd' variances

Address: 140 Glenwood Ave

Attorney:

Review Planner: Francisco Espinoza

Block: 13204 Lot: 60

Ward: C

Zone: U (University) - Zone

'd' variance: Use, Height

'c' variance: Minimum Buffer

Description: Applicant intends to adaptively reuse and renovate an existing 4-story dormitory into a multifamily apartment building with 43 dwelling units with 10% affordable housing triggered by the IZO.

CARRIED FROM THE NOVEMBER 14 REGULAR MEETING WITH PRESERVATION OF NOTICE

14. Case: [Z2024-0031](#)

For: "a" appeal

Address: 2800 John F. Kennedy Blvd.

Applicant: Medina Pharmacy

Attorney: Vincent S. Verdiramo Esq.

Review Planner: Francisco Espinoza

Block: 12102 Lot: 1

Ward: C

Zone: Journal Square 2060 Redevelopment Plan – Zone 3 Commercial Center

Description: Applicant received a violation for excessive signage on 04/16/2024.

CARRIED FROM THE DECEMBER 12 REGULAR MEETING WITH PRESERVATION OF NOTICE

15. Case: [Z2024-0002](#)

For: Preliminary and Final Major Site Plan with 'c' and 'd' Variances

Address: 37 - 43 Wayne St

Applicant: MJ 37-43 Wayne Street LLC

Attorney: Charles J. Harrington, III, Esq.

Review Planner: Sophia E. Pereira

Block: 07302 Lot: 12906

Ward: E

Zone: Van Vorst Park Historic District

'c' variance: Maximum building height, minimum rear yard setback, rear yard stair encroachment, minimum number of off-street parking spaces, two principal structures on one lot, maximum building coverage of new building

'd' variance: Use

Description: Applicant proposed to convert a historical church and parking lot into a three (3) story former church and four (4) story multi-family building with five (5) dwelling units each.

16. Case: [Z2024-0023](#)

For: 'c' Variance

Address: 311 Varick St

Applicant: Sarah Lawter

Attorney: N/A

Review Planner: Sophia E. Pereira

Block: 12808 Lot: 11

Ward: F

Zone: Van Vorst Park Historic District

'c' variance: Rear yard stair encroachment

'd' variance: N/A

Description: Applicant proposes to install stairs from an existing parlor level terrace to the backyard.

17. Case: [Z2024-0062](#)

For: 'd' variance

Address: 3489 John F. Kennedy Blvd.

Applicant: Yatin Patel

Attorney: Vincent Verdiramo Esq.

Review Planner: Francisco Espinoza

Block: 2005 Lot: 17

Ward: D

Zone: RC-2

'd' variance: Use Variance

Description: Applicant intends to convert the existing recreation space to use as a church. Churches are not permitted in the RC-2, so a use variance is required.

18. Memorialization of Resolutions
19. Executive Session, as needed, to discuss litigation, personnel or other matters
20. Adjournment

Catherine Coyle, Board of Adjustment Chairperson